## DEER RUN SECTION 2 & RE-SUBDIVISION OF DEER RUN ESTATES

Situated in the Stale of Ohio, Counties of Delaware and Franklin, City of Dublin, and in Virginia Military Survey 2545, containing 34.060 acres of land more or less, said 34.060 acres being comprised of Deer Run Estates of record in Plat Book 18, Page 34 (Delaware County), all of the remaining 6.467 acres of a xx.xxx acre tract in the name of WASATCH PARTNERS. LLC of records in Instrument Number 200205150122379 (Franklin County) and Official Record 203, Page 500 (Delaware County) and all of the remaining 5.105 acre tract in the name of WASATCH PARTNERS, LLC by deeds of record in Instrument Number 200404230091671 (Franklin County), Official Record 494, Page 2604 (Delaware County), all references being to those of record in the Recorder's Office, Franklin and Delaware Counties, Ohio. Deer Run Estates Lot Ownerships:

Lots 1, 2 & 5 Being in the name of DEER RUN LAND, LLC as described in Official Record 483. Page 1892 (Delaware County) Lots 3, 4, 9, 10, & 11 in the name of DEER RUN LAND, LLC as described in

Official record 483, Page 1893 (Delaware County) Lots 6, & 7 in the name of DEER RUN ASSOCIÁTES, LLC as described in Official Record 483. Page 1895 (Delaware County)

Lot 8 in the name of DEER RUN ASSOCIATES, LLC as described in Official Record 466, Page 244

The undersigned, GEORGE H. BENNETT, JR., Vice President, of WASATCH PARTNERS, LLC on Ohio limited liability company, JOHN DOE, authorized signor of DEER RUN LAND LLC a limited liability company, and JOHN DOE, authorized signor of DEER RUN ASSOCIATES, LLC a limited liability company by owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "DEER RUN SECTION II", a subdivision containing Lots numbered 1 to 9, both inclusive, and areas designated as Reserve "A" and Reserve "B", hereby accepts this plat of same.

The undersigned further agrees that any use or improvements on this land shall be in conformity with all existing valid zoning, platting, health or other lawful rules and regulations, including applicable off-street parking and loading requirements of the City of Dublin, Ohio, for the benefit of itself and all other subsequent owners or assigns taking title from, under or through the undersigned.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement", "Drainage Easement", Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi public utilities above, beneath, and on the surface of the ground and, where necessary, are for the construction, operation, and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other above ground storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Dublin City Engineer.

Easements are hereby reserved in, over and under areas designated on this plan as "Private Utility Easement" (PUE) for the construction, operation and maintenance of storm water runoff drains, facilities and mainline waterline facilities. Such facilities shall be owned and maintained by a master association for the Deer Run development. Said facilities will not be dedicated to the City of Dublin and the City of Dublin will not be responsible for the maintenance of said

Wasatch Partners, LLC, Deer Run Land, LLC, and Deer Run Associates, LLC in recording of this plat of Deer Run Section II has designated certain areas of land as Reserves, and are not dedicated for use by the general public but is hereby dedicated to the common use and enjoyment of the owners of the fee simple titles to the lots, units and reserve areas in the Deer Run development as more fully provided in the declaration of covenants, conditions and restrictions for the Deer Run development which will be recorded subsequent to the recordation of this plat. Said declaration of covenants, conditions and restrictions are hereby incorporated in and made a part of this plat.

In Witness Whereof, JOHN DOE Vice President of DEER RUN LAND, LLC, has hereunto set his hand this \_\_ day of \_\_\_\_, 20\_\_.

Signed and Acknowledged in the prescence of:

STATE OF OHIO COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared GEORGE H. BENNET, JR,, Vice President of DEER RUN LAND, LLC who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of DEER RUN LAND, LLC for the uses and purposed expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this \_\_ day of \_\_\_\_\_,

My commission expires \_\_\_\_\_

NOTE "A" - Non-exclusive utility easements are platted for the construction. operation and maintenance of public and private utilities, storm water management and service connections thereto; above and beneath the surface of the ground.

NOTE "B" — For any easement shown on this plat that contains a storm sewer, culvert, over land open ditch flood route, detention basin, retention basin and/or other storm water structure (herein referred to as storm sewer), the storm sewer rights are senior to the rights of any other public or private utility or interest utilizing the easement. Any costs associated with the damage, repair, replacement or relocation of any buried or above around facility or structure that is necessary to allow the maintenance, repair or replacement of the storm sewer shall be the responsibility of the owner of said utility, facility or structure. When maintenance. repair or replacement of a storm sewer causes the removal of any trees. plantings, landscaping, fence, driveway or any other feature located within the easement, the replacement and cost of said items shall be the responsibility of the owner of the underlying property or homeowner's association if applicable.

NOTE "C" — Within those areas of land designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes expressed herein.

NOTE "D" - Drives shall not encroach into any side yard drainage easement.

NOTE "E" - BE ADVISED: A sub-surface drainage system may exist on this The system and/or outlet if located on this property must be maintained at all times.

NOTE "F" — On file with the County Engineer, Code Compliance, General Health District, and platting authorities are plans indicating thenature and location of various subdivision improvements.

NOTE "G" - Deviation in house locations and location and design of household sewage systems shown on development plans on file with the Delaware City/County General Health District may be allowed only if alternate locations and designs are submitted to, coordinated with, and approved by Code Compliance, Township Zoning and Health District authorities.

NOTE "H" - Easements are hereby reserved in, over and under areas of land designated on this plat as "Easement" or "Drainage Easement", for the construction, operation and maintenance of all public and agasi public utilities above and beneath the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage, excepting that, within said areas designated "Easement" and "Drainage Easement" hereon, no gas line, underground telephone, electric or television cable line or conduit or any other utility line shall be installed or placed on a course or alignment that both 1) is parallel with or approximately parallel with any existing (existing at the time of said installment or placement) sanitary sewer line in a said easement area and 2) has any point therein closer than ten feet to said sanitary sewer line unless said course or alignment is approved, in writing, by the Delaware County Sanitary Engineer. No right angle or near right angle crossing of said lines or conduits and said sewer

NOTE "I" - Where indicated, sanitary sewer easements are solely for construction, operation and maintenance of public and/or private sanitary sewers and service connections and may be crossed by other utilities.

In Witness Thereof I have hereunto set my hand and affixed my seal this Director of Land Use and Long

20\_\_\_\_, by the Council of the City of

Delaware County, Ohio

Delaware County, Ohio

Clerk of Council,

NOTE "J" - Approval of this plat by the Delaware County Regional Planning Commission, the Delaware County Commissioners and/or any other governmental authority shall in no way constitute a dedication or acceptance of the Common Access Drive shown thereon, and all such Common Access Drive(s) shall be and remain a private access way, and the Delaware County Regional Planning Commission, the Delaware County Commissioners and every other public authority signing this plat shall have no responsibility or liability for or arising out of

the construction, improvement, maintenance and/or use of any such Common Access Drive. The owners of these lots and their successors and assigns agree to and shall be bound by the foregoing provision, which provision shall be deemed to be and is a covenant running with the land.

NOTE "K" — Access to the Public Road Right of Way from the lots within the CAD shall be restricted to the Common Access Drive located within the Common Access Drive Easement.

NOTE "L" - Approval of this plat by the Delaware County Regional Planning Commission, the Delaware County Commissioners and/or any other governmental authority shall in no way constitute a dedication or acceptance of the private street(s) shown thereon, and all such private street(s) shall be and remain a private access way, and the Delaware County Regional Planning Commission, the Delaware County Commissioners and every other public authority signing this plat shall have no responsibility o liability for or arising out of the construction, improvement, maintenance and/or use of any such private street(s). The owners of these lots and their successors and assigns agree to and shall be bound by the foregoing provision, which provision shall be deemed to be and is a covenant running

NOTE "M" — Signature by the Delaware County Engineer's Office on this plat does not convey approval of the stormwater management, erosion and sedimentation control, site access points, or any work within the right—of—way for any lot shown on this plat.

Within those areas designated hereon as "Tree Preservation/No Build Zone", No accessory buildings, used to ensure that minimal vegetation disturbances or minimal topography alterations occur in these areas. No trees over 4 inch in diameter shall be removed in these designated areas excepting where utilities cross these designated areas. Dead plant material may be removed. Said zones shall be maintained by the owners of the lots upon which zones are lots which such zones are located. Said zones shall also be for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other storm water facilities.

Acreage Breakdown: The "Deer Run Section 2 & Resubdivision of Deer Run Estates" is comprised of the following Delaware County Parel Numbers with the acreage being platted out of each.

14.671 Acres Lots 1-5, 9-11 Parcel Number 60043307012000 Lots 6 & 7 Parcel Number 60043401015000 4.474 Acres Lot 8 Parcel Number 60043401014000 2.035 Acres Parcel Number 60043401010000 Reserve "A" Parcel Number 60043307017000 11.571 Acres

Deer Run Section 2 & Re-subdivision of Deer Run Estates is comprised of the

Total Acreage: 34.060 Acres

NOTE "N" - Tree Preservation/No build Zone:

fences, walks, steps, or improvements of any kind shall be constructed, except underground utility lines that may be necessary to serve a lot or other uses in the area. Reasonable efforts shall be

34.075 Acres

following components.

30.391 Acres Acreage in Lots; 3.669 Acres Acreage in Reserves:

SURVEY DATA:

monuments MCNEAL and 04-0088.

County, Ohio, Recorders.

cap inscribed "OHM"

actual location of the point

decimal ports thereof.

By John J. Raab

Professional Surveyor No. 7863

BSAIS OF BEARINGS: The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, as per NAD83 (2011 adjustment). Control

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Delaware County and Franklin

IRON PINS: Iron pins, where indicated, hereon, unless otherwise noted, are to be

thirty-inch long, solid iron pins with an aluminum cap punched to indicate the

- Iron Pin Set (See Survey Data)

= Permanent Marker (See Survey Data)

PERMANENT MARKERS: Permanent markers are to be one-inch diameter.

We do hereby certify that we hove surveyed the

above premises, prepared the attached plot, and that

Iron Pin Found

said plot is correct. All dimensions ore in feet and

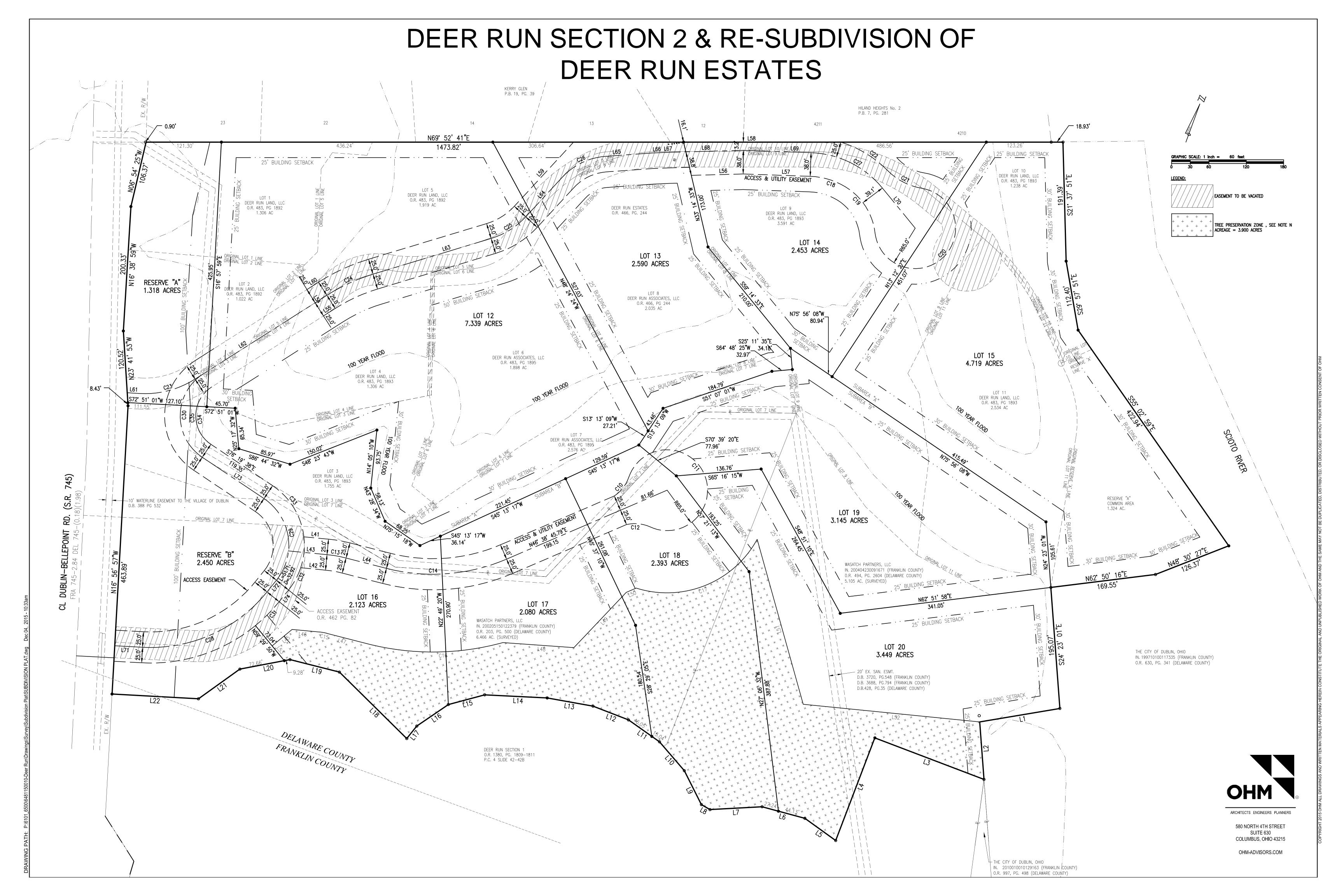
set and are iron pipes, 3/4 inch inside diameter, thirty inches long with a plastic

for bearings was from a field traverse which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department

> 580 NORTH 4TH STREET SUITE 630 COLUMBUS, OHIO 43215

ARCHITECTS ENGINEERS PLANNERS

OHM-ADVISORS.COM



	Line 1	Table .
Line #	L	BEARING
L23	67.834'	N37° 26' 06.00"E
L24	220.730'	N53° 04' 38.00"E
L25	117.520'	N22° 25′ 18.00″E
L26	430.382'	N69° 52' 41.31"E
L27	2.888'	N72° 43' 11.62"E
L28	14.757'	N11° 56′ 40.90″V
L29	233.052'	S69° 52' 41.31"V
L30	10.270'	N33° 14' 32.69"V
L31	46.687	S69° 52' 42.80"V
L32	90.000'	S48° 24′ 23.69″E
L33	20.000'	S41° 35' 36.31"V
L34	64.000'	N48° 24' 23.69"V
L35	14.000'	S70° 12' 25.62"W
L36	60.410'	S66° 36' 28.31"V
L37	27.000'	S66° 36' 28.31"V
L38	54.557	S53° 04' 38.00"V
L39	60.594	S37° 26' 06.00"V
L40	50.001	N52° 59' 26.97"V
L43	62.138'	N75°21′49.56"E
L44	67.019	N84° 17' 34.95"E

Line Table				
Line #	L	BEARING		
L41	39.714'	N75° 21' 49.56"E		
L42	40.060'	N75°21′49.56"E		
L45	41.564	S30° 30′ 10.44″W		
L46	44.345'	S75° 21' 49.56"W		
L47	67.019	S84° 17' 34.95"W		
L48	114.522	S73° 52' 38.55"W		
L49	122.230'	S23° 20' 09.55"W		
L50	17.458'	S46° 38′ 46.04″W		
L51	275.158	N35° 42' 34.82"W		
L52	285.076	S75° 33′ 26.80"W		
L53	30.876	S59° 29′ 49.56"E		
L54	50.000'	S52° 33′ 53.69″E		
L55	22.380'	N37° 26' 06.00"E		
L56	83.532'	N68°21'55.99"E		
L57	107.700	N71°51'55.99"E		
L58	429.753'	N69° 52' 41.31"E		
L59	140.300'	N22° 36' 33.08"E		
L60	22.380'	N37° 26' 06.00"E		

	Line 1	able
Line #	L	BEARING
L61	19.531'	N73° 21' 06.31
L62	251.060'	N37° 26' 06.00
L63	198.256	N53° 04' 12.69
L64	85.474'	N22° 36' 33.08
L65	72.476'	N65° 43' 28.09
L66	26.768'	N67° 25' 54.61
L67	1.448'	N68° 21' 55.99
L68	120.002	N68° 21' 55.99
L69	108.861'	N71° 51' 55.99
L70	83.322'	S59° 23' 13.23

Line Table				
Line #	L BEARING			
L71	44.789'	S73° 03' 03.47"W		
L72	24.056'	S18° 46′ 33.08″W		
L73	119.351'	S76° 19' 37.79"E		
L74	24.056'	S18° 46′ 33.08"W		

		_	Curve	Table	_
Curve #	L	R	DELTA	CHORD LENGTH	CHORD BEARING
C1	95.772	179.000	30.6556	94.63'	N37° 44' 58"E
C2	102.107	180.000	32.5015	100.74	S76° 37′ 03″E
C3	40.940	50.000	46.9134	39.81'	S83° 49' 24"E
C4	312.358	65.000	275.3354	87.55	S30° 23' 15"W
C5	20.701	25.000	47.4423	20.11'	N35° 39' 57"W
C6	68.981	130.000	30.4026	68.17'	N74° 35' 18"W
C7	227.795	225.000	58.0076	218.19'	S40° 52' 28"W
C8	109.769	125.000	50.3146	106.28	S41° 27' 02"W
C9	47.067	200.000	13.4836	46.96'	S73° 20′ 59"W
C13	31.169	200.000	8.9293	31.14'	N79° 49' 42"E
C14	197.119	300.000	37.6469	193.59'	N65° 28' 10"E
C23	94.030	150.000	35.9168	92.50'	N55° 23' 36"E
C24	81.866	300.000	15.6352	81.61'	N45° 15' 09"E
C25	66.456	125.000	30.4610	65.68'	N37° 50' 23"E
C26	81.268	104.000	44.7722	79.22'	N44° 07' 26"E
C27	131.875	155.000	48.7474	127.93'	S83° 45′ 39″E

Curve Table					
Curve #	L	R	DELTA	CHORD LENGTH	CHORD BEARING
C10	39.065	60.000	37.3044	38.38'	N17° 31' 11"E
C11	312.609	65.000	275.5568	87.36'	N43° 21' 14"W
C12	39.062	60.000	37.3018	38.38'	S75° 46' 25"W
C15	11.688	75.000	8.9293	11.68'	S79° 49' 42"W
C16	220.634	425.000	29.7445	218.16'	S69° 25' 15"W
C17	227.029	165.000	78.8352	209.54'	S47° 58' 39"W
C18	59.977	117.000	29.3711	59.32'	S86° 33′ 04″W
C19	90.763	100.000	52.0033	87.68'	N52° 45' 42"W
C20	288.157	65.000	254.0028	103.82'	N26° 14' 19"E
C21	63.008	100.000	36.1009	61.97'	S82° 42' 45"E
C22	88.612	180.000	28.2062	87.72'	S78° 45' 54"E

Curve Table					
urve #	L	R	DELTA	CHORD LENGTH	CHORD BEARING
C28	227.347	240.000	54.2751	218.94'	S45° 54′ 48″W
C29	149.387	90.000	95.1030	132.82'	S28° 46′ 32″E
C30	158.842	80.000	113.7622	134.01'	S19° 26' 46"E
C31	54.080	265.000	11.6927	53.99'	S24° 37' 20"W
C32	41.065	115.000	20.4596	40.85	S8° 32' 46"W
C33	99.415	115.000	49.5311	96.35'	S51° 33′ 42″E
C34	69.680	55.000	72.5889	65.11'	S40° 01' 58"E
C35	109.204	55.000	113.7622	92.13'	N19° 26' 46"W